**Honorable City Planning Commission** **January 6, 2006**
**Cincinnati, Ohio**

**SUBJECT:**

A report and recommendation on a Subdivision Improvement Plan for the Cottage Hill Subdivision located along the south side of Strafer Street in the neighborhood of Columbia Tusculum.

Niemeier Associates, registered engineers, on behalf of the owner and developer Cottage Hill Development, LLC, has submitted a Subdivision Improvement plan, for the Cottage Hill Subdivision. The plans have been reviewed and approved by all reviewing agencies.

**BACKGROUND:**

The Cottage Hill Development, LLC, plans to develop 34 single-family structures along the south side of Strafer Street. Vehicular access to the residences will be accomplished from a private drive located within the rear yard of each property. The property is zoned Single-Family (SF-2).

This improvement plan details the creation of a cul-de-sac within the existing Strafer Street right-of-way with additional land provided by the owner and developer, thus, eliminating a through street intersection with Columbia Parkway. In addition the construction of a public sanitary sewer across the rear of lots fronting on Strafer Street is shown, as is the proposed storm water detention facility.

The City Planning Commission approved a record plat on December 16, 2005 re-configuring the existing lots along the south side of Strafer Street creating the land area necessary for the proposed cul-de-sac and establishing easements for the public sanitary sewer. The street vacation and dedication plat for Strafer Street will be presented to the City Planning Commission in spring 2006.

**RECOMMENDATION:**

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

"Authorize the development of College Hill Subdivision improvements to proceed, for the reasons that the plans conforms to the Subdivision Regulations and comply with the requirements of all reviewing agencies."

Respectfully Submitted:

Approved:

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Stephen C. Briggs
Senior City Planner

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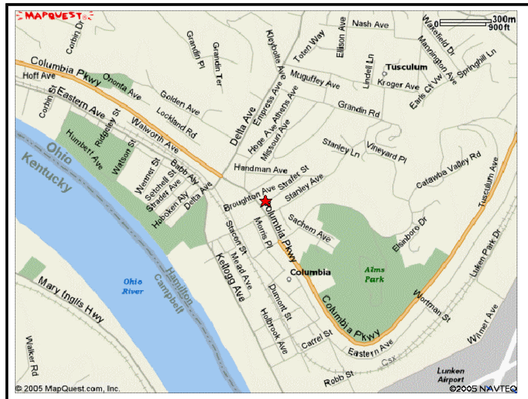
Margaret A. Wuerstle, AICP
Chief Planner




VICINITY MAP
N.T.S.

NOTE: BASIS OF BEARINGS IS THE RECORD PLAT OF COTTAGE HILL SUBDIVISION, BLOCK "F", AS RECORDED IN PLAT BOOK 4, PAGE 28 & 29, OF THE HAMILTON COUNTY RECORDERS OFFICE.

SECTION 25, TOWN 4, FRACTIONAL RANGE 2,
COLUMBIA TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

## AREA SUMMARY

LOT #1 = 0.056 ACRES – 2430.6 SQ.FT.
LOTS #2 THRU #26 = 0.060 ACRES – 2600.0 SQ.FT.
LOT #27 = 0.085 ACRES – 3704.5 SQ.FT.
LOT #28 = 0.085 ACRES – 3713.5 SQ.FT.
LOTS #29 THRU #31 = 0.060 ACRES – 2600.0 SQ.FT.
LOT #32 = 0.056 ACRES – 2449.9 SQ.FT.
LOT #33 = 0.056 ACRES – 2445.2 SQ.FT.
LOT #34 = 0.082 ACRES – 3563.0 SQ.FT.
TOTAL AREA IN SUBDIVISION = 2.092 ACRES – 91106.9 SQ.FT.

AREA IN PRIVATE STORM WATER DEDENTION EASEMENT = 0.034 ACRES – 1500.0 SQ.FT.
AREA IN INGRESS, EGRESS, AND UTILITIES EASEMENT = 0.705 ACRES – 30715.0 SQ.FT.

BEING ALL OF PARCELS I.D.#028–0006–0050 THRU #028–0006–0077
AND
ALL OF PARCELS I.D.#027–0001–0033 THRU #027–0001–0040




40 0 40 80 120
GRAPHIC SCALE – FEET

OWNER / DEVELOPER:
COTTAGE HILL DEVELOPMENT, LLC.
6638 WYNDWATCH DRIVE
CINCINNATI, OHIO 45230

GARY OSTERFELD
PHONE (513) 624–6995

# RE–PLAT OF PART OF LOTS 3 & 4 AND ALL OF LOTS 44 THRU 74 OF BLOCK "F" COTTAGE HILL SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 28 & 29, THE HAMILTON COUNTY RECORDER'S OFFICE

DATE:
BY:
REASON:

RE–PLAT

JAY S. OLBERDING P.S.
REGISTERED SURVEYOR #S–7188

LANSDALE SURVEYING, INC
1008 MAIN STREET – (ST.RT.28)
MILFORD OHIO, 45150
PHONE (513) 831–9970

DRAWING NUMBER: 05–076
DATE: OCT. 2005
DRAWN BY: J.S.O.
SCALE: 1"=40'
SHEET 2 OF 2